

City Council  
Atlanta, Georgia

**08- 0 -1769**

AN ORDINANCE  
BY: ZONING COMMITTEE

**Z-08-65**

Date Filed: 8-12-08

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **629 Highland Avenue, 214 Corley Street, N.E. and 221 Lampkin Street, N.E., 229 Lampkin Street, and 235 Lampkin Street, N.E.** be changed from R-5 (Two family Residential) to the MRC-3 (Mixed Residential Commercial) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 19, 14<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey/map.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

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ALL THAT TRACT AND PARCEL OF LAND LYING AND BEING IN LAND LOT 19 OF THE 14TH DISTRICT, FULTON COUNTY, THE CITY OF ATLANTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION FORMED BY THE WESTERLY RIGHT-OF-WAY LINE OF CORLEY STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHLAND AVENUE; THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S02°15'23"E A DISTANCE OF 160.42 FEET TO A POINT; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF CORLEY STREET, S21°45'44"E, A DISTANCE OF 23.44 FEET TO A POINT; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, S03°35'49"E, A DISTANCE OF 88.71 FEET TO A HALF INCH REBAR; THENCE, LEAVING SAID RIGHT-OF-WAY LINE, S88°52'53"W, A DISTANCE OF 60.00 FEET TO A HALF INCH REBAR; THENCE S03°12'10"E, A DISTANCE OF 54.00 FEET TO A HALF INCH REBAR; THENCE S03°22'50"E, A DISTANCE OF 49.67 FEET TO A HALF INCH REBAR; THENCE S89°12'08"W, A DISTANCE OF 60.00 FEET TO A HALF INCH CRIMP TOP PIPE LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF CORLEY STREET; THENCE, ALONG SAID RIGHT-OF-WAY LINE, S03°21'46"E, A DISTANCE OF 63.00 FEET TO A HALF INCH REBAR; THENCE, LEAVING SAID RIGHT-OF-WAY LINE, S88°04'00"W, A DISTANCE OF 46.79 FEET TO A HALF INCH REBAR; THENCE S02°39'59"E, A DISTANCE OF 158.00 FEET TO A HALF INCH REBAR LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF JOHN WESLEY DOBBS STREET; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, S89°24'07"W, A DISTANCE OF 50.00 FEET TO A HALF INCH REBAR; THENCE, LEAVING SAID RIGHT-OF-WAY LINE, N02°39'22"W A DISTANCE OF 221.72 FEET TO A HALF INCH REBAR; THENCE S89°12'08"W, A DISTANCE OF 116.98 FEET TO A HALF INCH OPEN TOP PIPE LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF LAMPKIN STREET; THENCE, ALONG SAID RIGHT-OF-WAY LINE OF LAMPKIN STREET, N02°01'32"W, A DISTANCE OF 103.02 FEET TO A HALF INCH REBAR; THENCE, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N01°47'55"W, A DISTANCE OF 105.68 FEET TO A HALF INCH REBAR; THENCE, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, S89°31'38"E, A DISTANCE OF 68.64 FEET TO A NAIL FOUND; THENCE N00°01'14"E, A DISTANCE OF 96.26 FEET TO A HALF INCH REBAR LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHLAND AVENUE; THENCE N59°36'57"E, A DISTANCE OF 144.59 FEET TO THE **POINT OF BEGINNING**.

SAID PROPERTY BEING KNOWN AS 217, 221, 229 AND 235 LAMPKIN STREET, 214 CORLEY STREET, 629 HIGHLAND AVENUE AND 633 JOHN WESLEY DOBBS STREET AS PER THE CURRENT STREET NUMBERING SYSTEM OF THE CITY OF ATLANTA.

SAID TRACT CONTAINING 1.571 ACRES (68,428 SQUARE FEET)

